



5 Muirfield Haven, Stourport-On-Severn, DY13 8DL

We are delighted to offer For Sale this modern style apartment situated within the boundary of Stourport On Severn Town Centre and is within walking distance of all the amenities at hand. The accommodation situated on the first floor comprises of an open plan lounge / kitchen, two bedrooms and shower room. The property benefits further from an electric heating system, double glazing and off road parking. (New lease in the process of being drafted and will be in place before completion) Available with No Upward Chain.

Epc Band Tbc.
Council Tax Band B

Offers Around £129,950

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Entrance Door

Being double glazed and opens into the reception hall.

Reception Hall

Having a staircase to the first floor landing.

Landing

Having a double glazed window to the side and door to the open plan living area.

Open Plan Living Area

19'0" max 14'5" min x 15'5" max 13'5" min (5.8m max 4.4m min x 4.7m max 4.1m min)

Lounge Area



Having two double glazed windows to the front, further double glazed double doors with Juliette Balcony, electric storage heater, access to the loft space and door to the inner hallway.

Kitchen Area



Fitted with a range of wall and base cabinets with wood effect doors with marble effect work surface over, single drainer sink unit with mixer tap, built in oven and electric hob and access to the loft space.

Inner Hallway

5'2" x 2'11" (1.6m x 0.9m)

Having doors to the bedrooms and shower room.

Bedroom One

12'9" max 9'6" min x 8'2" max 4'11" min (3.9m max 2.9m min x 2.5m max 1.5m min)



Having a double glazed window to the side, two double glazed velux windows and door to storage cupboard housing the water heater.

Bedroom Two

8'10" x 7'10" (2.7m x 2.4m)



Having a double glazed window to the side, double glazed velux window and an electric storage heater.

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Shower Room

5'6" x 5'2" (1.7m x 1.6m)



Having a shower cubicle with wall mounted shower, pedestal wash hand basin, W/C, tiled flooring, part tiled walls and heated towel rail.

Parking

There is a parking space directly outside the entrance door.

Tenure - Leasehold not verified

The owner states that the property is leasehold; ground rent and other charges may be payable. However all interested parties should obtain verification through their solicitor.

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Council Tax

Wyre Forest District Council - Band B.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or

employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-24/04/2026-V1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	